

# TERRA BELLA CITRUS & YOUNG PISTACHIOS

**37.34± Acres**  
Tulare County, California

**\$1,400,000**  
(\$37,493/Acre)



- Terra Bella Irrigation District
- New Pistachio Plantings
- Mature Citrus



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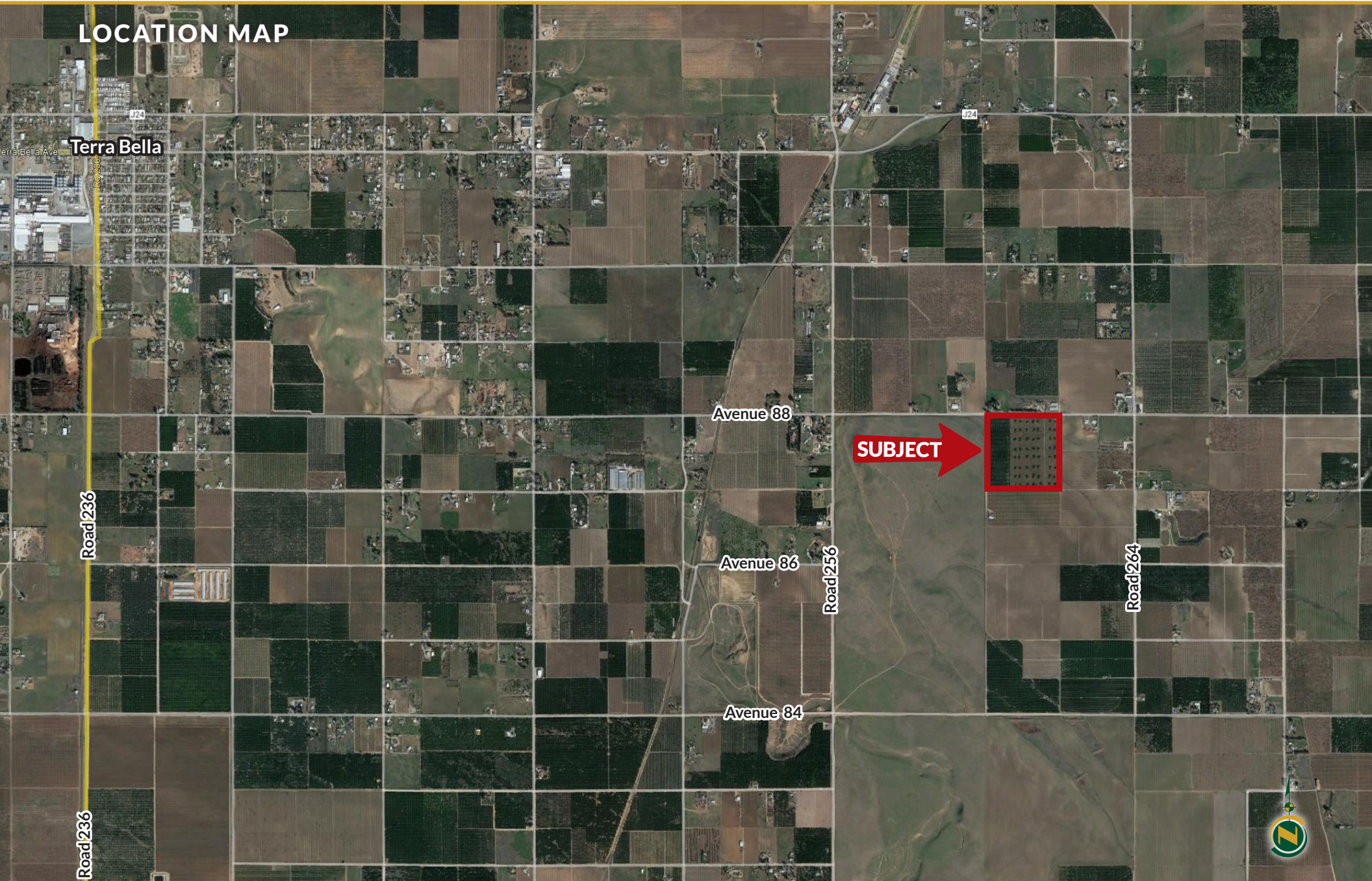


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Tualre County, CA



## LOCATION MAP





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## PROPERTY INFORMATION

### DESCRIPTION

Available for sale is a nicely farmed citrus and young pistachio ranch located east of Terra Bella. The property features new pistachio plantings and irrigation water supplied by Terra Bella Irrigation District.

### LOCATION

The property is located on the south side of Avenue 88, 0.5 miles east of Road 256 and 0.25 miles west of Road of 264.

### LEGAL

Tulare County APN: 323-220-021.

### WATER

The property receives irrigation water from Terra Bella Irrigation District through one outlet on the west side of the property.

### FROST

There are four electric wind machines on the property.

### SOILS

The soil is Centerville clay, 2-15 percent slopes.

### PLANTINGS

The property is planted to approximately 12.5± acres of Barnfield navels and 25± acres of Golden hills pistachios with Randy pollinators.

### PRICE/TERMS

\$1,400,000 (\$37,493/Acre).





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## PROPERTY OVERVIEW



25± acres  
Golden Hills Pistachios

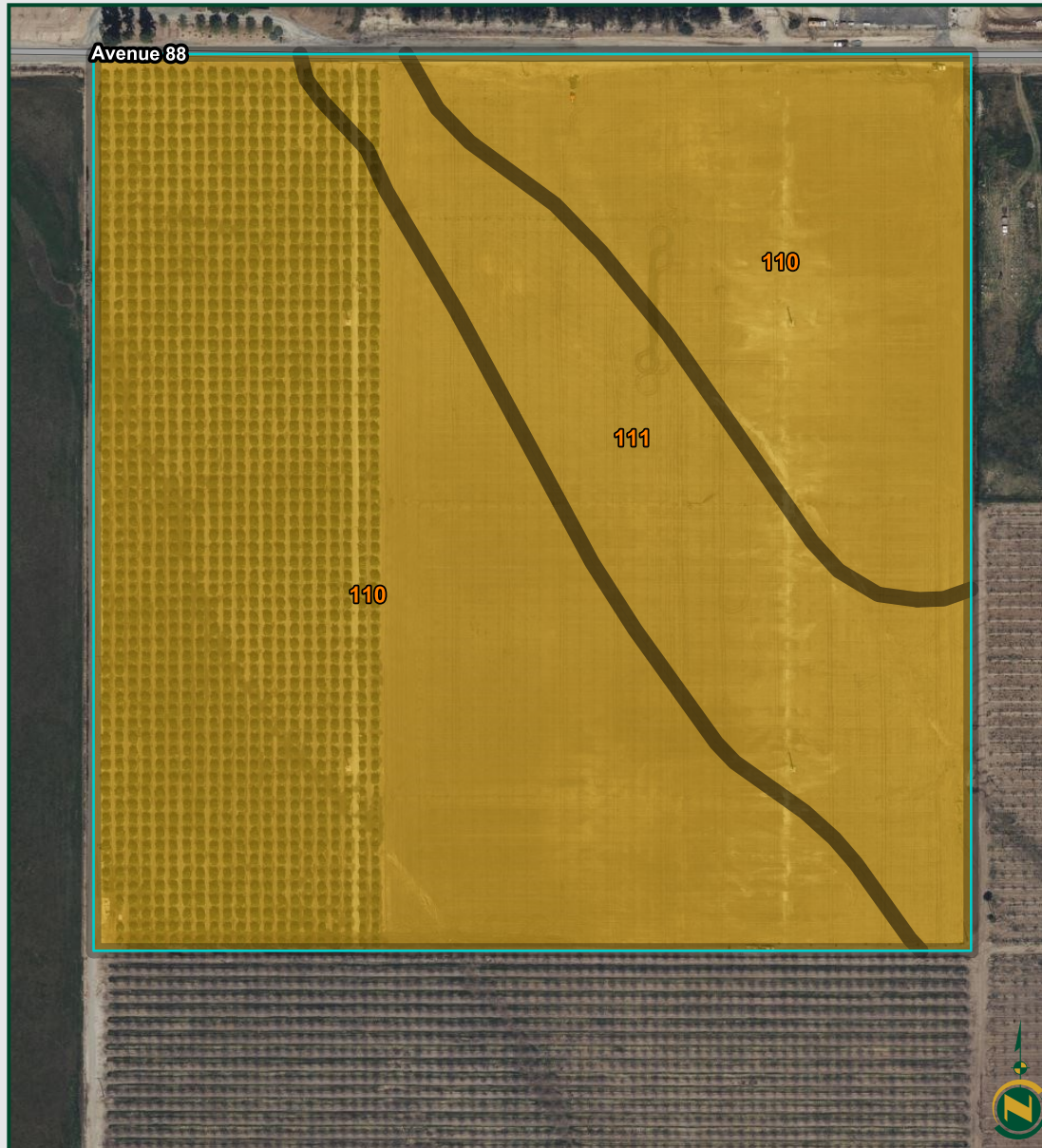
12.5± acres  
Barnfield navels

Avenue 88



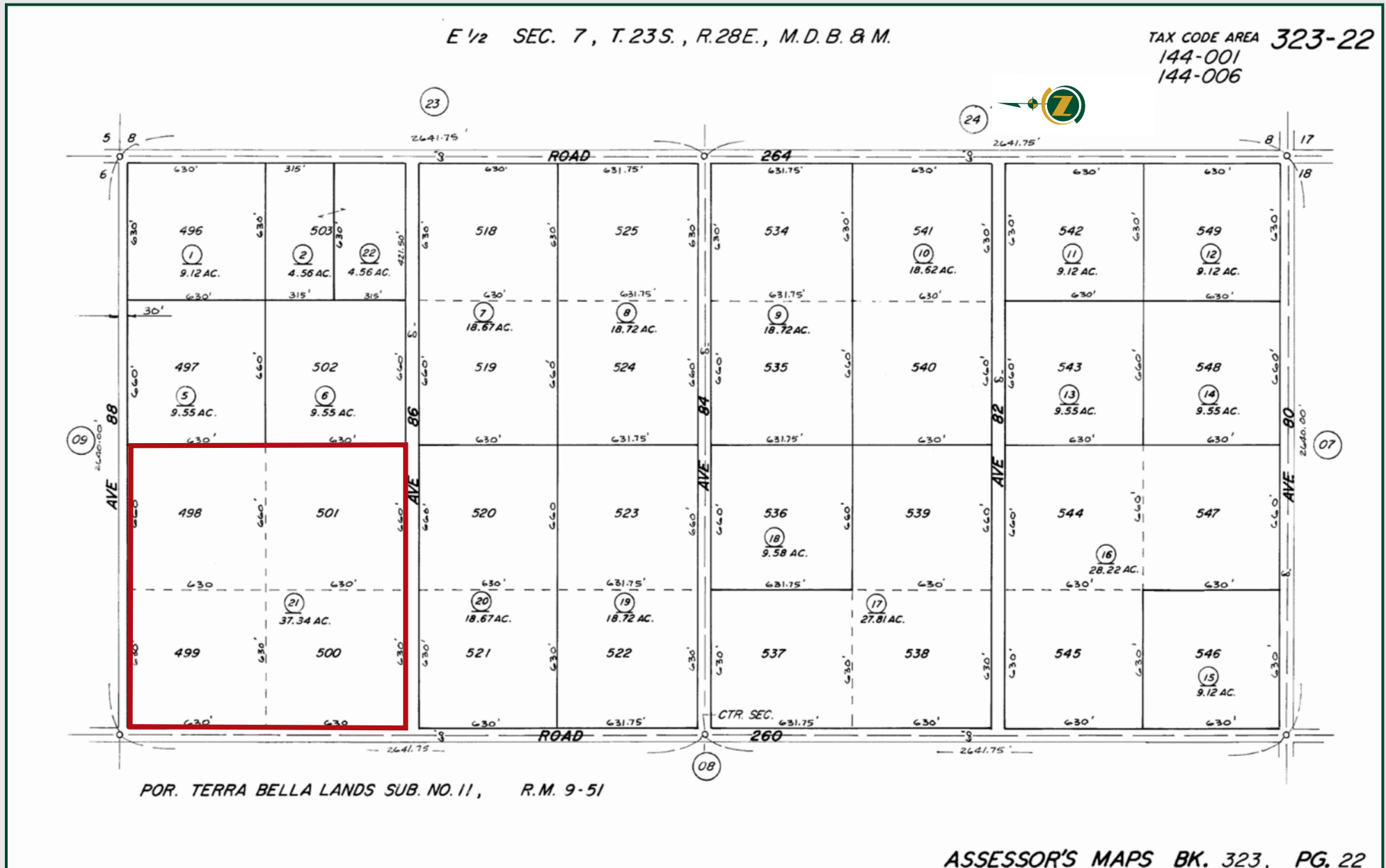


## SOILS MAP



California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Percent
110	Centerville clay, 2 to 9 percent slopes	77.9%
111	Centerville clay, 9 to 15 percent slopes	22.1%
Totals for Area of Interest		100.0%

## PARCEL MAP





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## PROPERTY PHOTOS





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**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional.

Additional information is available at:  
California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>  
Telephone Number: (916) 653-5791

### Policy on cooperation:

*All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.*



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